

ACTION AGENDA

DESIGN REVIEW COMMITTEE Chula Vista, California

**August 29, 2005
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Alberdi, Araiza, Mestler

ABSENT: Magallon

APPROVAL OF MINUTES: August 15, 2005

**MSC (Araiza/Mestler) (2-0-1-1) Approve the minutes of August 15, 2005.
Motion carried with Chair Alberdi abstaining.**

PRESENTATION: Recognition of years of service on the Design Review
Committee- Alfredo Araiza

PUBLIC HEARING:

1. DRC-05-051 & PSP-050-09 McMillin Commercial, Inc.
The Shops at San Miguel Ranch
The project site is located on a 14.3-acre lot located at the southeast corner of Mt. Miguel Road and the Proctor Valley Road/ East H Street intersection, in the San Miguel Ranch Planned Community, Chula Vista.
The applicant requests approval of a Design Review application for a proposed 104,897 sq. ft. shopping center.

Project Manager: Richard Zumwalt, Associate Planner

Action: (Araiza/Alberdi) (3-0-0-1) Approve both applications as presented with the following modifications to the NOD for DRC-05-51: Delete Condition I.H3. Amend Condition I.E to state: Provide floor plans, elevations and landscape concept plans for the kiosk building before issuance of any permits for said kiosk. Amend Condition I.I 6) All parking lot trees shall be a species that will attain medium size or larger. Amend Condition I.I 7) Identify storm water management measures, if any proposed, on the landscape plan.

2. DRC-05-47

Shea Homes Limited Partnership
Otay Ranch Village 7

The project site is located on the eastern half of Village 7, combined Neighborhoods R-6 and R-7 south of Birch Road, east of Magdalena Avenue and west of future SR-125 located along the east side of Wolf Canyon Loop and the south side of Bob Pletcher Way. Design review for the development of a 316 condominium (218 attached/98 detached) complex in combined Neighborhoods R-6 and R-7 in Village 7 Otay Ranch.

Project Manager: Harold Phelps, Associate Planner

Action: (Alberdi/Araiza) (3-0-0-1) Approve with revised Engineering Department Condition 1. dealing with the relocation of a backflow preventer to the two motor court yard buildings nearest the corner of Bob Pletcher Way along Wolf Canyon Loop.

3. DRC-05-37

76 Gas Station
898 Broadway
Chula Vista, CA

Design review for a new 35-ft. pole sign to replace 32-ft. high existing pole sign.

Project Manager: Lynnette Lopez, Associate Planner

Action: (Alberdi/Araiza) (3-0-0-1) Continued to September 19, 2005.

4. DRC-05-38

76 Gas Station
3995 Bonita Road
Chula Vista, CA

Design review for a new 35-ft. pole sign to replace 32-ft. high existing pole sign.

Project Manager: Lynnette Lopez, Associate Planner

Action: (Alberdi/Araiza) (3-0-0-1) Continued to September 19, 2005.

BUSINESS ITEM:

5. DRC-05-44

Review of color and materials board for the development of 282 condominiums within a mixed-use retail, live work, and affordable housing complex in Neighborhoods MU-1 and R-19 in Village 11 of Otay Ranch.

Project Manager: Harold Phelps, Associate Planner

Action: (Mestler/Araiza) (3-0-0-1) Approve color and materials board presented.

ADJOURNMENT:

At 5:46 p.m. to a regular meeting on Monday, September 19, 2005 4:30 p.m. in Council Chambers.